

# TO LET

Unit 4

923 sq.ft

(85.7 sq.m)



CLASS 3 USE AVAILABLE

M

UNIT 4

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Paisley Road & Glebe St  
Renfrew, Renfrewshire  
PA4 8TU

### DESCRIPTION

Renfrew lies on the south bank of the River Clyde, approximately 6 miles west of Glasgow City Centre and approximately 3 miles to the north of Paisley. The town is located just to the west of the M8 motorway and is readily accessible from both junctions 26 & 27. The town has a population of approximately 20,250 people and a much wider catchment population.

### UNIT SIZE

Ground Floor Area: 923 sq.ft (85.7 sq.m)

### RENT

Offers in excess of £15,000 per annum exclusive of VAT, business rates, services charge and building's insurance.

### BUSINESS RATES

Rateable Value: £12,250.

The property may qualify for rates relief subject to meeting the eligibility requirements of the Small Business Bonus Scheme.

### SERVICE CHARGE & INSURANCE

Service Charge: £2,957 +VAT

Insurance: Approx £358 +VAT

### ENERGY PERFORMANCE

A copy of the EPC will be made available as required.

### PLANNING

Class 3 use available (Hot Food Takeaways, Restaurants, Cafés). It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with the transaction, with the incoming tenant responsible for the LBTT, tax, registration dues and VAT incurred thereon.

### VAT

All figures are quoted exclusive of VAT.



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Retail Units On-Site



923 sq.ft

Unit Area



What Three Words  
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# PAISLEY RD & GLEBE ST

## SITE PLAN



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**Viewing**  
Strictly via prior appointment  
with the appointed agents:

**Reith  
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